

RESOLUTION NO. 12- 05

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION APPROVING SAINT LEO UNIVERSITY INC. INTRAMURAL FIELD LANDSCAPE BUFFER PLAN AND LIGHTING PLAN.

WHEREAS, a general site plan review application (SPR #11-C) was submitted by Saint Leo University, Inc. (Applicant) to approve a new Intramural Field for Saint Leo University pursuant to the LDC Article X, Development Review Procedures And Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, a public meeting was held on April 11, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the public meeting on this application, and

WHEREAS, at the April 11, 2011 public meeting, the Town of St. Leo Town Commission approved the site plan review (SPR #11-C) pursuant to conditions as contained in Resolution #11-05.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. CONDITIONS OF APPROVAL

At the April 11, 2011 Town Commission meeting, conditions of approval for the Intramural Field Site Plan Review application were stipulated. One condition required submittal of a landscape buffer plan along the Intramural Field's northeastern property boundary and lighting plan for the Intramural field. This condition is stated below:

Condition #2

"The Applicant shall submit a final landscape plan meeting the Type C twenty (20) foot wide landscape buffer requirements along the northeasterly property boundary. The landscape plan shall include a lighting plan and be submitted by October 31, 2011 for Town review/approval. Public notice shall be provided in accordance with Land Development Code requirements for the landscape and lighting plans"

SECTION B. FINDINGS AND CONCLUSIONS

On October 25, 2011, the University submitted a landscape buffer plan and lighting plan, which have been reviewed by the Town Planner. The new Intramural Field requires a Type "C" landscape buffer, which requires four (4) canopy trees and five (5) understory trees/100 linear feet and twenty (20) shrubs/100 linear feet. The Intramural Field has 200+/- linear feet adjacent to the Lake Jovita golf course. Therefore, the required landscape buffer is eight (8) canopy trees, ten (10) understory trees and forty (40) shrubs. Pursuant to the site plan submitted by the University, eight (8) canopy trees, ten (10) understory trees and forty (40) shrubs are provided; therefore, the plan meets the LDC landscape buffer requirement. The landscape buffer plan also delineates the required tree sizes for canopy (2"DBH, 10 feet in height) and understory trees (1 ½ "DBH, 5 feet in height), and required size for shrubs (24-inches in height). All plants are designated to be Florida Grade No.1.

The University has submitted a lighting plan for a bank of sports lighting (24 lights/pole) on four (4) light poles. Each pole is 75 feet in height and meets the maximum permitted height in the Institutional District based on increased setbacks. Based cross sections provided by the University, the distance of the lights from adjacent residences, lighting orientation/direction/spillage, intervening tree canopy and height of the lights, there appears to be no impact on adjacent residences to the north and east.

SECTION C. TOWN COMMISSION DECISION

Based on the Landscape and Lighting plans and supporting documents submitted by the Applicant, and the review by the Town Planner, the Town Commission hereby APPROVES the Intramural Field Landscape Buffer and Lighting Plans with the following conditions:

1. All conditions of approval for SRP#11-C remain in effect.
2. The Applicant shall submit a landscape tree planting detail plan to the Town Planner for review/approval by December 30, 2011.
3. Upon completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect the landscape buffer for compliance to the planting requirements. The Applicant within 45 days of said inspection shall be required to replace any trees or shrubs deemed to be in either poor condition or have died.
4. One (1) year after the completion of the project, the Town Commission or its designee shall be permitted by the Applicant to inspect all landscape buffer plantings for compliance. The Applicant shall be required within 45 days of said inspection to replace any trees or shrubs deemed to be in either poor condition or have died.

SECTION D. EXHIBITS

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Town Planner's Memorandum with Appendices

SECTION E. TOWN COMMISSION MOTION

The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, OSB
Richard Christmas
Robert Courtney
Jack Gardner

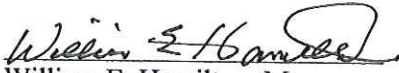
DULY PASSED AND ADOPTED this 14th day of November, 2011. This approval is valid for one (1) year from the date of approval, unless a construction permit has been issued prior to the expiration date.

ATTEST:

Joan Miller, MMC, Town Clerk



A handwritten signature in cursive script, appearing to read 'Joan Miller', written over a horizontal line.

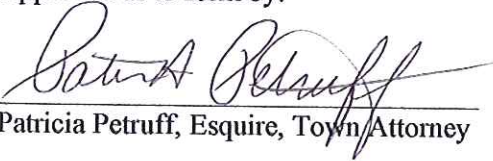


A handwritten signature in cursive script, appearing to read 'William E. Hamilton', written over a horizontal line.

William E. Hamilton, Mayor

ATTEST:

Approved as to form by:



A handwritten signature in cursive script, appearing to read 'Patricia Petruff', written over a horizontal line.

Patricia Petruff, Esquire, Town Attorney



ENGELHARDT, HAMMER & ASSOCIATES

Land Planning GIS Expert Testimony

4343 Anchor Plaza Parkway, Suite 220, Tampa, FL 33634

Telephone 813 889-8100 FAX 813 889-8100

MEMORANDUM

TO: Honorable William E. Hamilton, Mayor and Town
Commission Members

FROM: Jan A. Norsoph, AICP, Town Planning Consultant

DATE: November 8, 2011

RE: Saint Leo University Intramural Field Landscape and Lighting Plans

On April 11, 2011 the Town Commission approved the Intramural Field site plan. One of the conditions of approval was as follows:

Condition #2

"The Applicant shall submit a final landscape plan meeting the Type C twenty (20) foot wide landscape buffer requirements along the northeasterly property boundary. The landscape plan shall include a lighting plan and be submitted by October 31, 2011 for Town review/approval. Public notice shall be provided in accordance with Land Development Code requirements for the landscape and lighting plans."

On October 25, 2011, the University submitted the landscape buffer plan and lighting plan. The new Intramural Field requires a Type "C" landscape buffer, which requires four (4) canopy trees and five (5) understory trees/100 linear feet and twenty (20) shrubs/100 linear feet. The Intramural Field has 200+/- linear feet adjacent to the Lake Jovita golf course. Therefore, the required landscape buffer is eight (8) canopy trees and ten (10) understory trees. Pursuant to the landscape plan eight (8) canopy trees, ten (10) understory trees and forty (40) shrubs are provided; therefore, the plan meets the LDC landscape buffer requirement (Appendix A). The landscape buffer plan also meets the planting size requirements for canopy trees (2" DBH, 10 feet in height), understory trees (1½" DBH, 5 feet in height) and shrubs (24-inches in height). All plants are designated to be Florida Grade No.1.

The University has also submitted a lighting plan for a bank of sports lighting (24 lights/pole) on four (4) light poles (Appendix B). The maximum height in the Institutional Zoning District (IL) is 50 feet; however, increased height can be permitted based on increased building set back of one (1) foot for every two (2) feet of additional building setback on all sides, up to a maximum height of seventy-five (75) feet in the IL district. The height of the lights is 75 feet, and therefore, a setback of 100 feet is required. The lights are set back at a minimum of 101 feet.

The lighting fixture is designed to reflect light downward. Appendix B provides the University's narrative, a diagram of the light fixture, photographic examples of actual sports field lighting utilizing this light fixture, a drawing depicting the light pole locations (S1-S4) and spread of illumination from the light fixtures on the field (Drawing A) and a drawing depicting the illumination spillage around the perimeter of the field (Drawing B). As shown by the photometric (illumination) drawings and example photographs, the outward illumination created by the lights would be confined to a small area beyond the Intramural Field. It is noted that these lights are the same lights utilized for the Softball Field. As of this date, no complaints have been filed with the Town regarding the Softball Field lights.

The distance of the closest lights (S2 and S3) relative to the adjacent Lake Jovita residences to the north is approximately 515 feet and 480 feet respectively. These lights are generally oriented perpendicular to these residences. The distance of the closest light (S1) oriented toward the Lake Jovita residences to the east is approximately 1,580 feet. The University has provided cross sections to illustrate the relationship of the light orientation, distance and elevation relationships to the adjacent Lake Jovita residences to the north (cross section A/A-01) and east (cross section B/A-01).

Based on the height of the lights, distance of the lights from adjacent residences, lighting orientation/spillage, elevation changes and intervening tree canopy, there appears to be no lighting impact on the adjacent residences to the north and east.

Based on review of the landscape and lighting plans presented in this report, I recommend that the Town Commission approve the landscape buffer and lighting plans.

cc: Joan Miller, Town Clerk
Patricia Petruff, Esquire, Town Attorney

APPENDIX A
Intramural Field Landscape Buffer Plan

APPENDIX B

**Narrative, Intramural Field Site Lighting Plan, Light Fixture Diagram,
Example Photographs, Illumination Drawings and Cross Sections**

Narrative and Intramural Field Site Lighting Plan

Saint Leo University

NCAA Sports Field (AKA Intramural Field)

Sports Lighting Background

As previously discussed during the Site Plan Review approval process, the NCAA Sports Field has been built to help relieve the lack of playing fields on campus for both the schools NCAA sports programs and intramural sports programs. Sports lighting is a requirement because there is insufficient daylight hours to accommodate all of the programs, and many of the NCAA competitive games are scheduled for evening and night play. During the construction of the parking garage, which will take the current competition field off line, the new NCAA Sports Field will be the only field available for both NCAA and intramural competition, necessitating sports lighting.

The lighting system will utilize 4 poles set at 75 feet above finish grade which is in conformance with the requirements of the Town's Land Development Code. Each pole will house a bank of 24 light fixtures. The light fixtures are state of the art luminaire design which directs virtually all of the light in a downward direction towards the playing field, and the reflector shield dramatically minimizes upward light to the sky. The fixtures are the same style as were installed at the new softball field immediately adjacent to this field, and the university has had no complaints as to spillage. In fact at a Town Council meeting, an area resident complimented the university on the light selection and lack of spillage.

Towards the north, computerized foot candle calculations show 0 foot candles beyond approximately 200' from the north-most light poles, and towards the west, they show less than 1 foot candle beyond approximately 100' from the west-most light poles. While we have not received the calculations for the east side of the field, since the lighting design is symmetrical, we can comfortably say that it would match the west side, thus, towards the east, there will be less than 1 foot candle beyond 100' from the east-most light poles.

On the north, with the nearest residence approximately 500' from the closest light pole, it is clear that there will be no light spillage onto the northern residential properties. Towards the east, the closest residence is over 1,270 feet from the closest light pole for this project so it is clear that to the east also, there will be no light spillage onto the residential area. The photo of the Weston Regional Park, which utilizes the same type of light fixture, clearly shows the lack of light spillage of these lighting systems. The sports lighting will have no discernable impact on the adjacent residences either to the north or to the east.

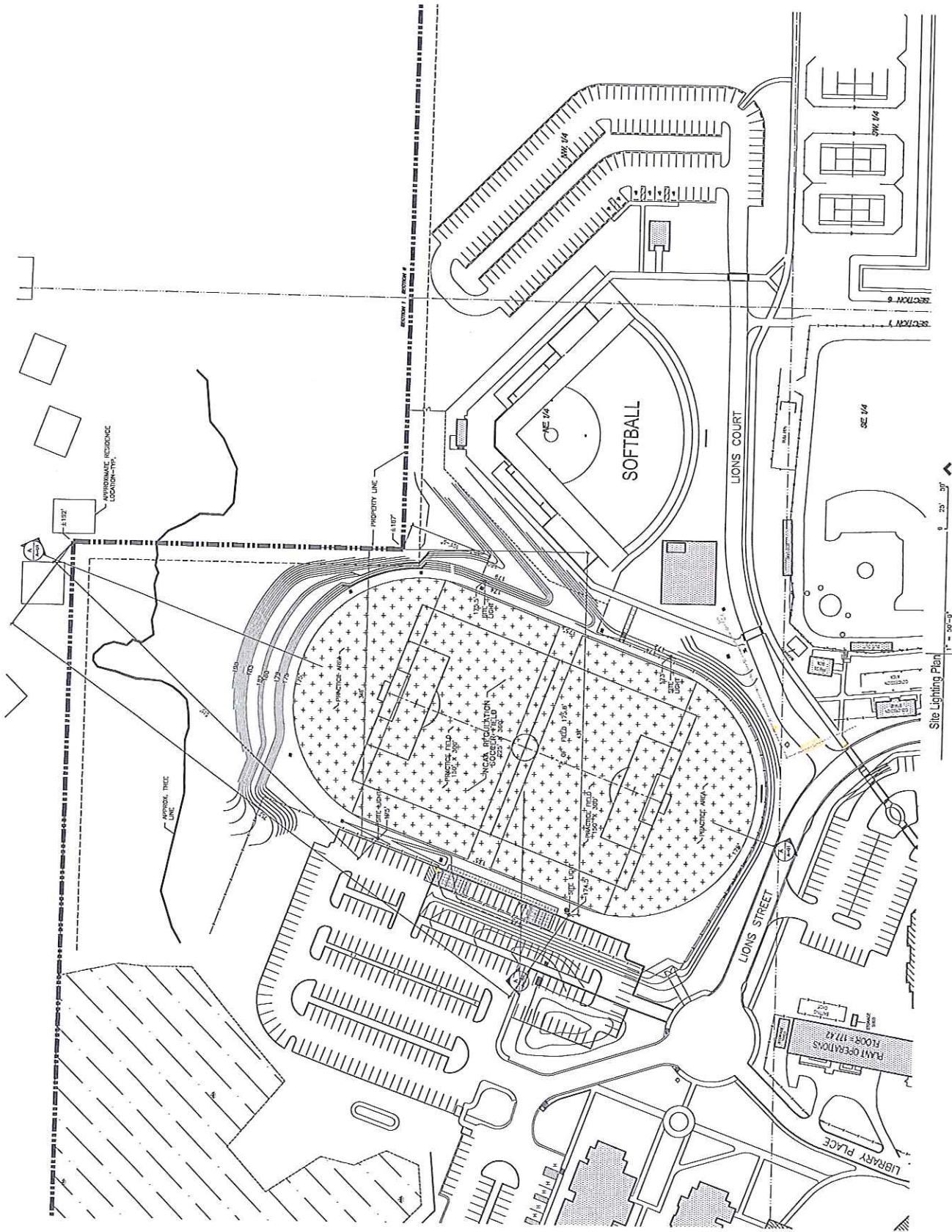
1102.01

PROJECT NO. 1
 PREPARED FOR:
 PREPARED BY:
 DATE: 05/11/11
 SCALE: 1/8" = 1'-0"

SAINT LEO UNIVERSITY
 20170 Saint Leo Road
 Saint Leo, MO 64156-0001

Site Lighting Layout

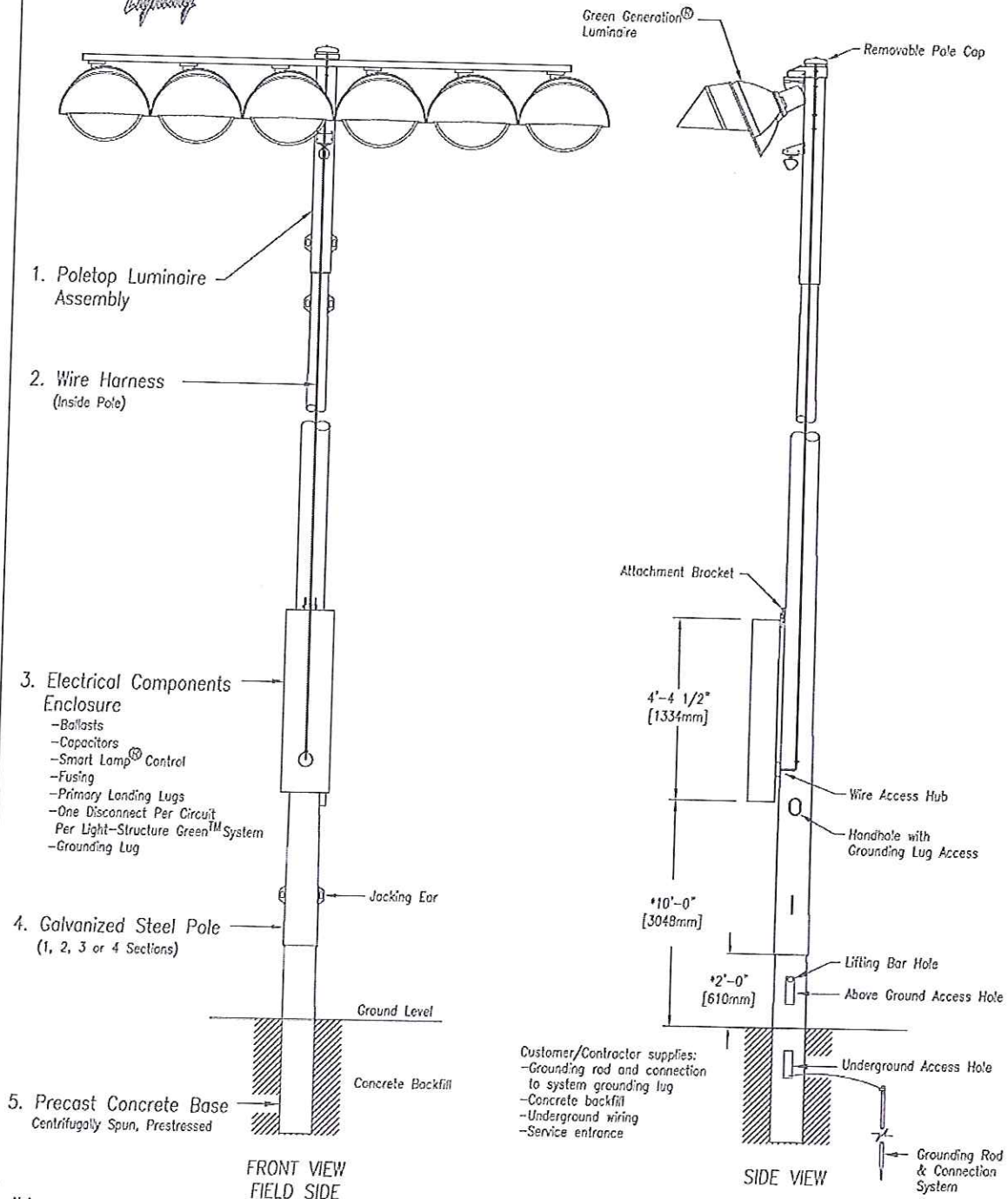
PHILIP J. PRINZ ARCHITECT
 1011 North Highway 101
 Suite 100
 St. Louis, MO 63114
 Tel: 314.433.1111
 Fax: 314.433.1112
 Email: philip@prinzarchitect.com



Light Fixture Diagram and Example Photographs



Typical Light-Structure Green™ System Detail – 6 Luminaires



Notes:

1. This drawing is not to scale.
2. * This dimension for reference only. Variances may occur depending on steel pole tolerances, concrete tolerances, galvanizing thickness, hole depth accuracy.
3. Musco provides a base installation bar, an installation level modified for taper, and installation wedges.
4. Provisions for auxiliary equipment such as speaker or security lighting can be incorporated.
5. Copyright 1991, 2007, 2008, 2010 Musco Lighting. Patents issued and pending.

LSG-06



Weston Regional Park



City of Pembroke Pines

Illumination Drawings



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Soccer

Saint Leo University Intramural
Saint Leo, FL

Soccer Grid

- Size: 360' x 225'
- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

No. of Target Points:	Entire Grid
Average:	120
Maximum:	73.6
Minimum:	105
Avg/Min:	56
Max/Min:	1.32
UG (Adjacent Pts):	1.89
CV:	0.18
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	96
Avg KW over 5,000:	150.14
Max KW:	153.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

By: Joel Stout

File #: 98061135R6

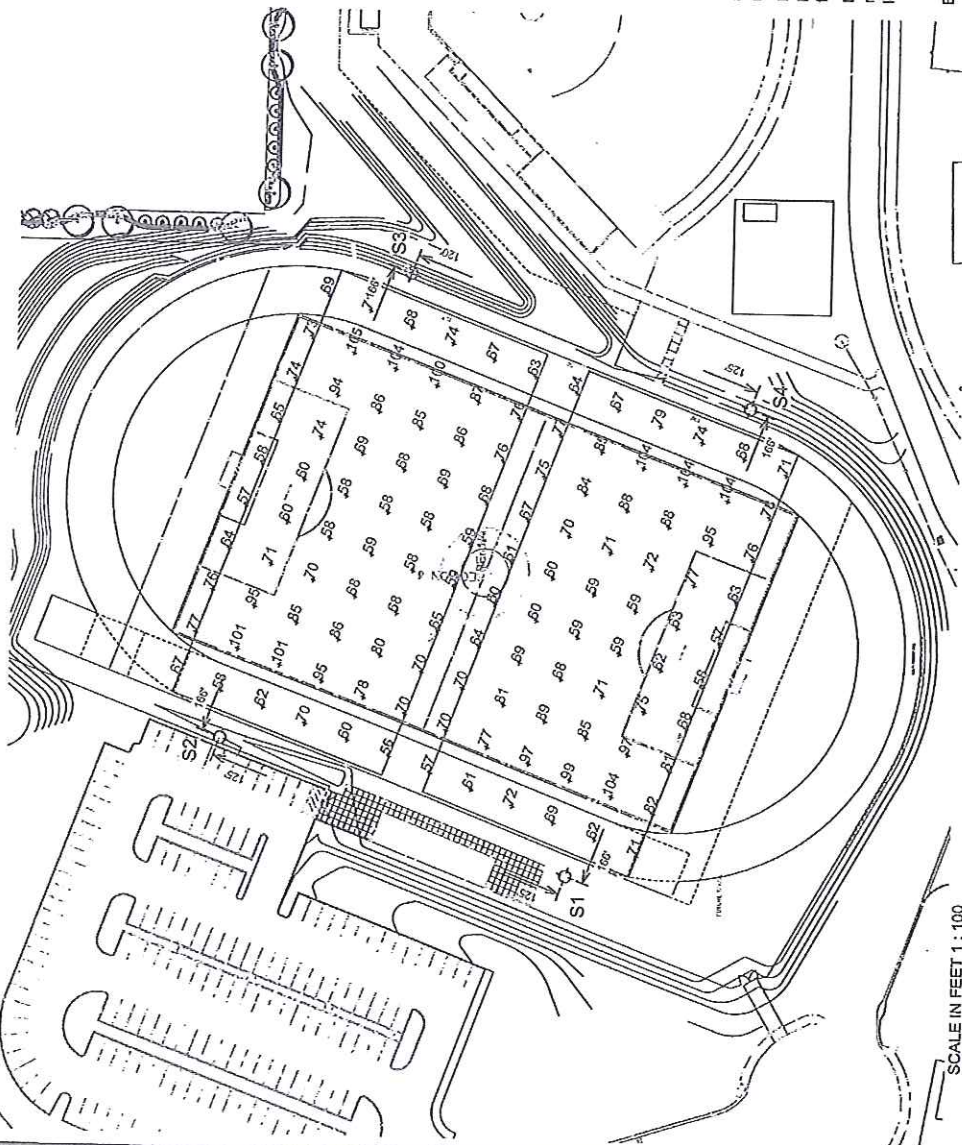
Date: 02-Nov-11

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Print Date (02Nov/2011) & Time (16:13)

EQUIPMENT LIST FOR AREAS SHOWN

QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	Luminaires		TRIM	OTHER
					LAMP	POLE	GRID	GRDS.
4	S1-S4	75'	75'	1500W MZ			24	0
4							96	0
TOTALS							96	0

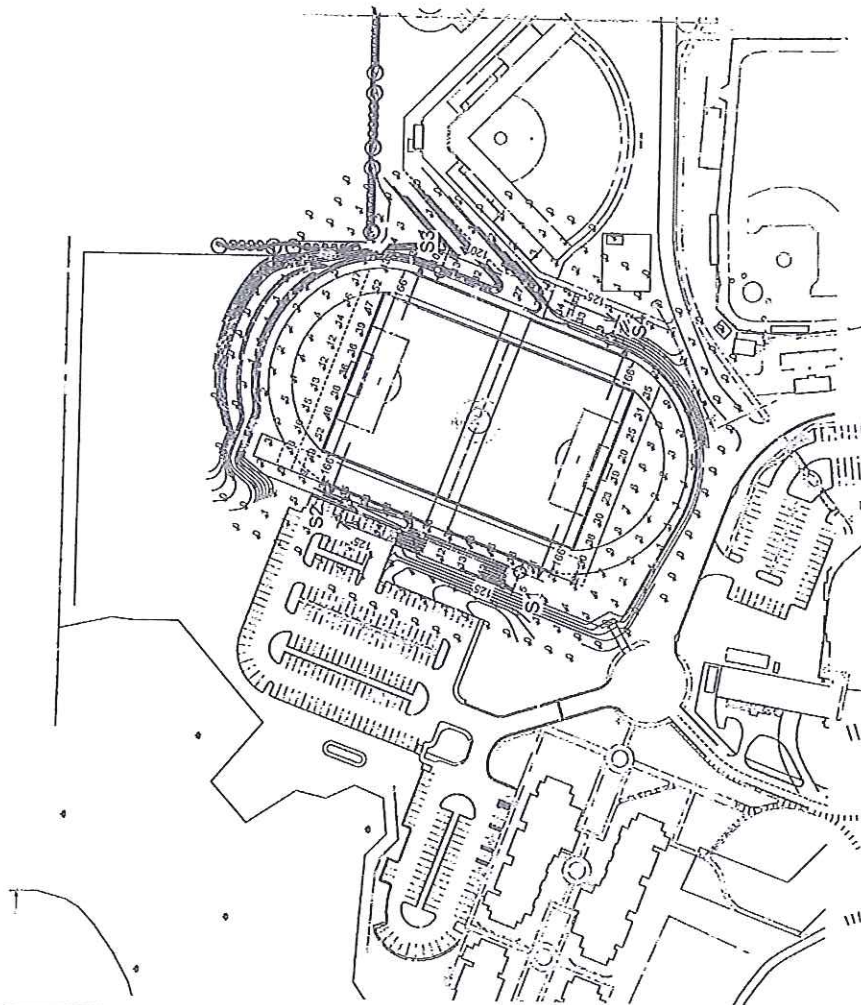


Pole location(s) & dimensions are relative to 0.0 reference point(s)

SCALE IN FEET 1 : 100

0 100' 200'

EQUIPMENT LIST FOR AREAS SHOWN									
Pole		Luminaires							
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	TYPE	QTY	POLE	TYPE	QTY
4	S1-S4	75"	-	75'	1500W MZ	24	24	24	0
4	TOTALS					96	96	96	0



SCALE IN FEET 1 : 200



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Soccer

Saint Leo University Intramural
Saint Leo, FL

Spill

- Size: 360' x 225'
- Grid Spacing = 30.0' x 30.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5,000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

Entire Grid	
No. of Target Points:	271
Average:	7.5
Maximum:	52
Minimum:	0
Avg/Min:	49.17
Max/Min:	342.00
UG (Adjacent Pts):	9.33
CV:	1.61
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	96
Avg KW over 5,000:	150.14
Max KW:	163.2

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Ampereage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

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Pole location(s) dimensions are relative to 0.0 reference point(s) ☒

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Cross Sections

